



Kittitas County Hearing Examiner (Insert Hearing Date)

Northwest Chimpanzee Sanctuary
Conditional Use Permit
(CU – 15-00007)

Overview of Proposal

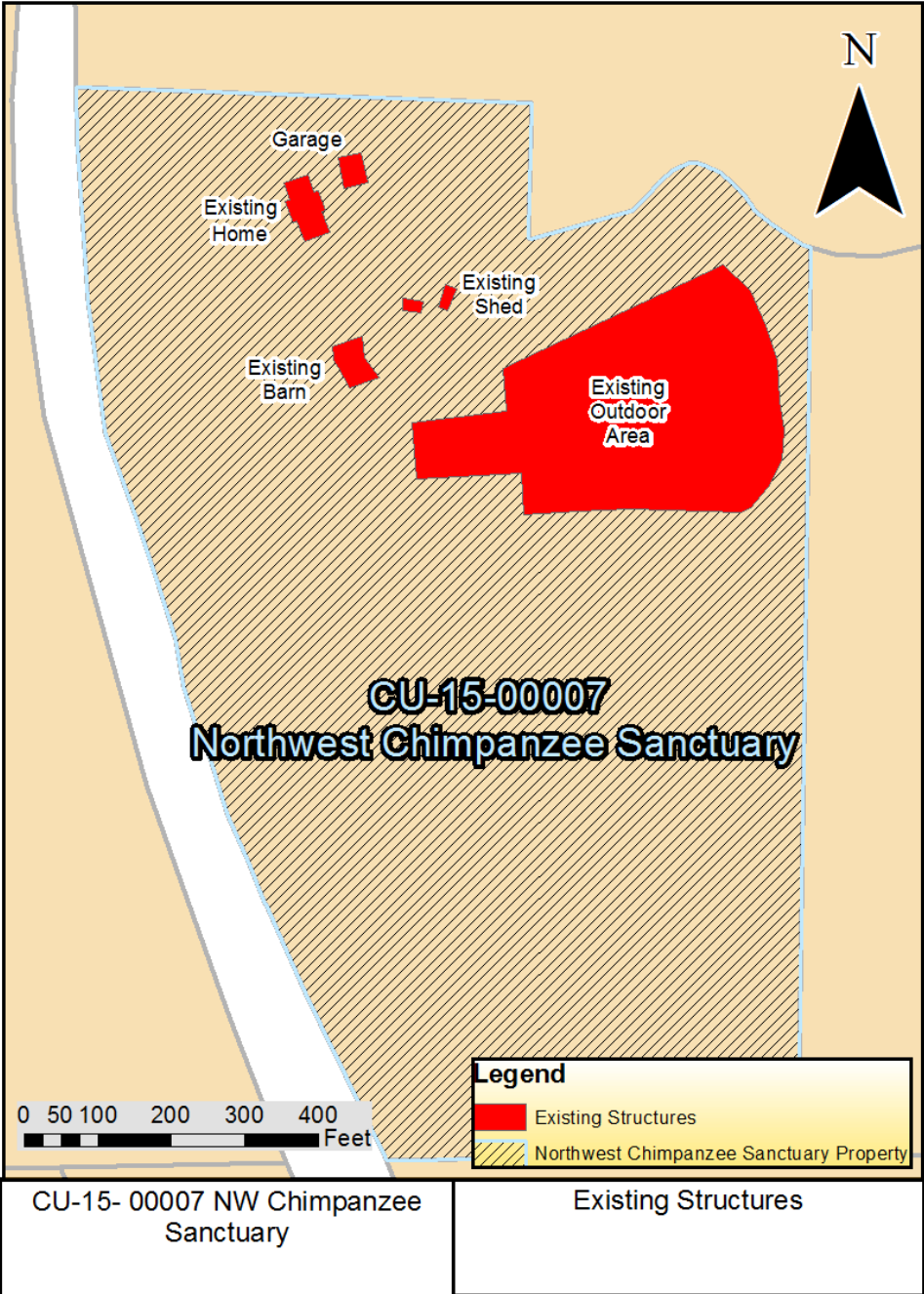
Project Acreage: 26.55

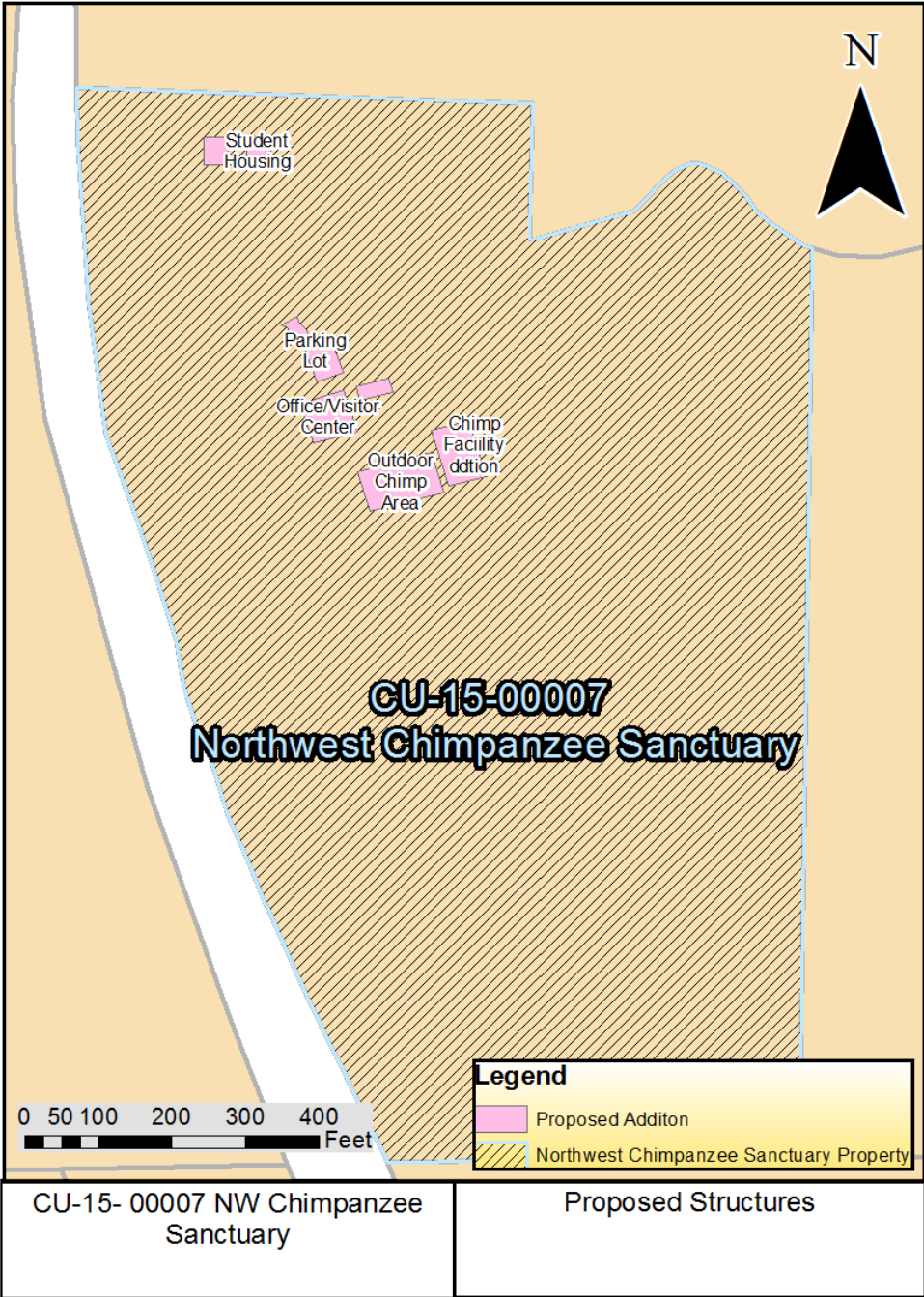
Number of Lots: 1; no new lots are being proposed

Water: Existing Group B water system and individual septic system

Land Use: Rural Working

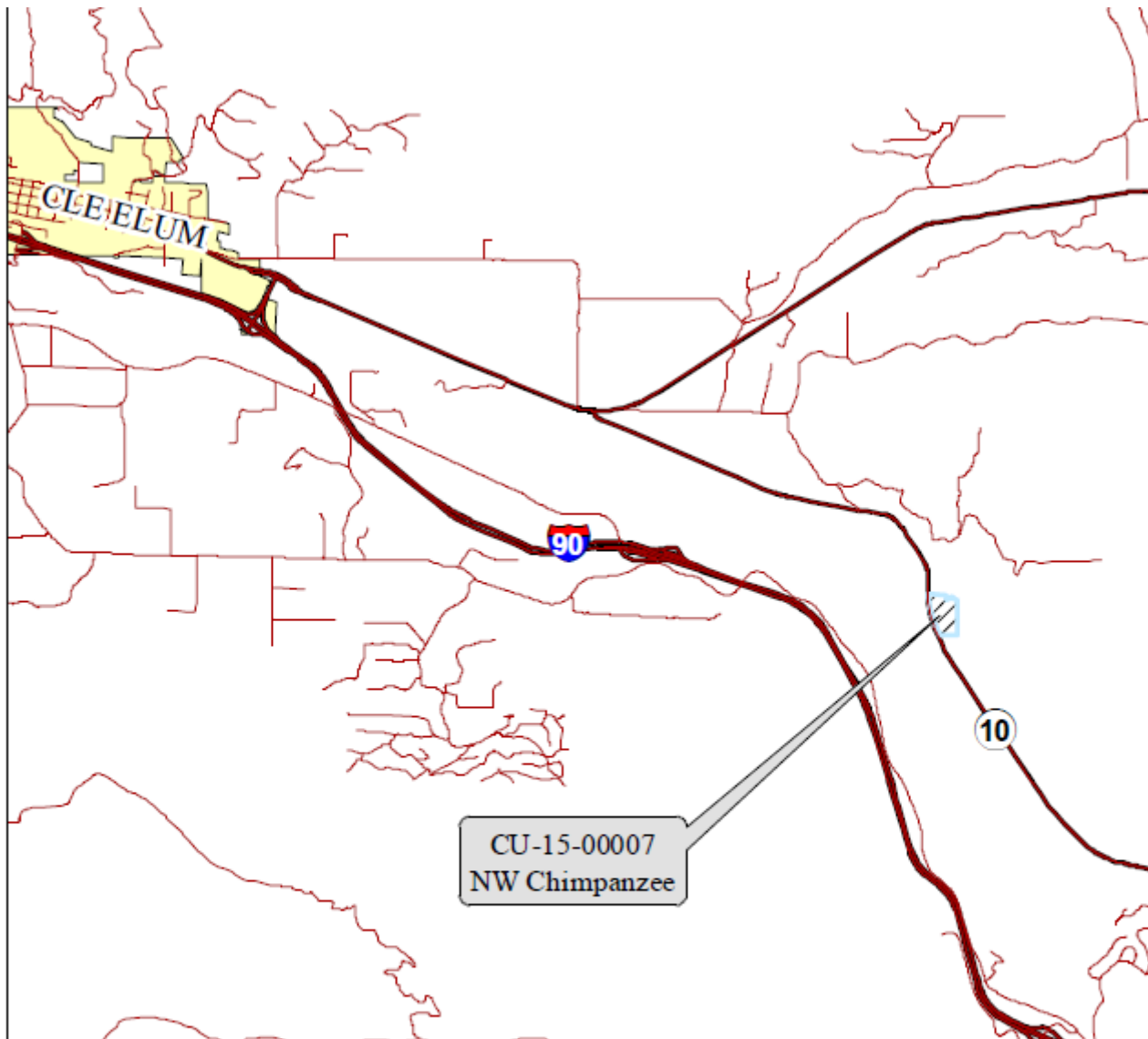
Zoning: Forest And Range





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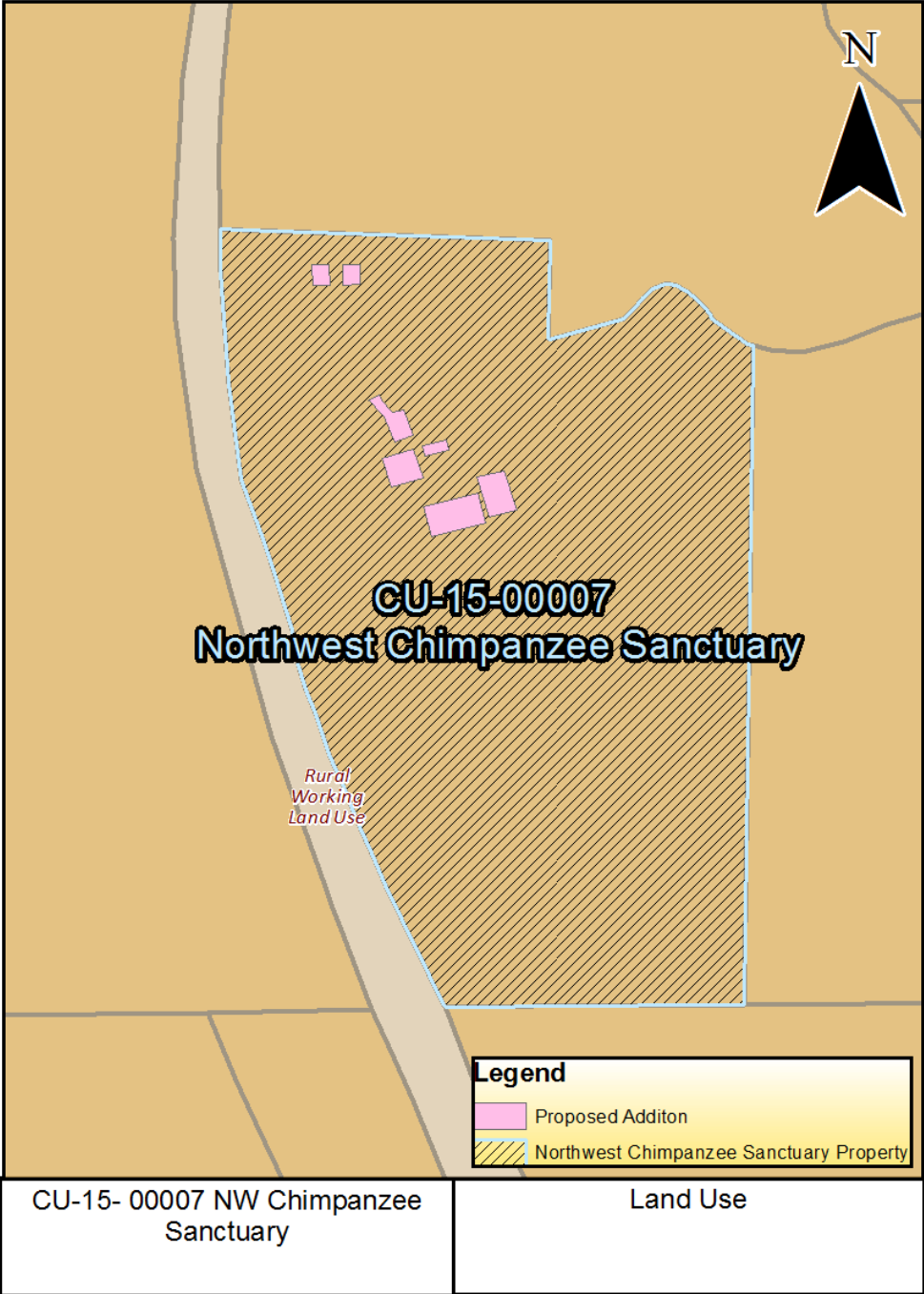
Proposed Structures



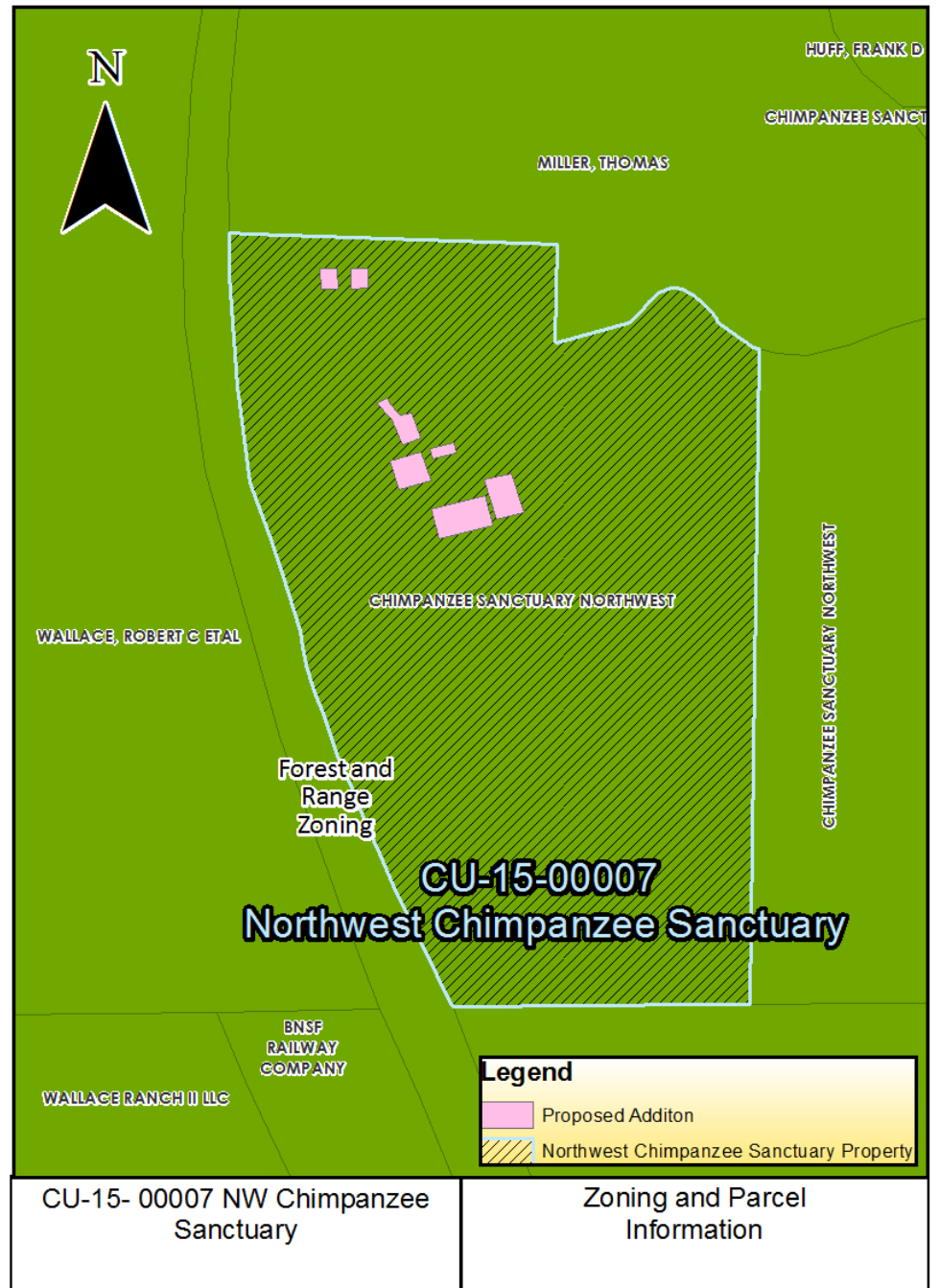
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NW Chimpanzee

Vicinity
Map

Rural Working Land Use



Forest and Range Zoning





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NW Chimpanzee

Oblique
Air Photo

Project Description

Education:

Expansion of pre-existing Central Washington University satellite facility with internship programs tied to Primate Behavior and Ecology classes.

Chimpanzee Care:

Former research chimpanzees are provided with lodging and care.

Expansion:

Project includes addition of 2400 square feet of intern lodging, a new outdoor chimpanzee play area, and a new office building with additional parking.

Notices

Application was submitted on December 29th, 2015

Notice of Application: June 27th, 2016

Comment Period Ended: July 12, 2016

Late Comments Received from:
Washington Department of Ecology

Threshold Determination

Mitigated Determination of Nonsignificance (MDNS) issued August 8th, 2016.

Notice of SEPA action sent to Kittitas Daily Record August 8th, 2016. Notice of action and public hearing published August 8th and August 15, 2016.

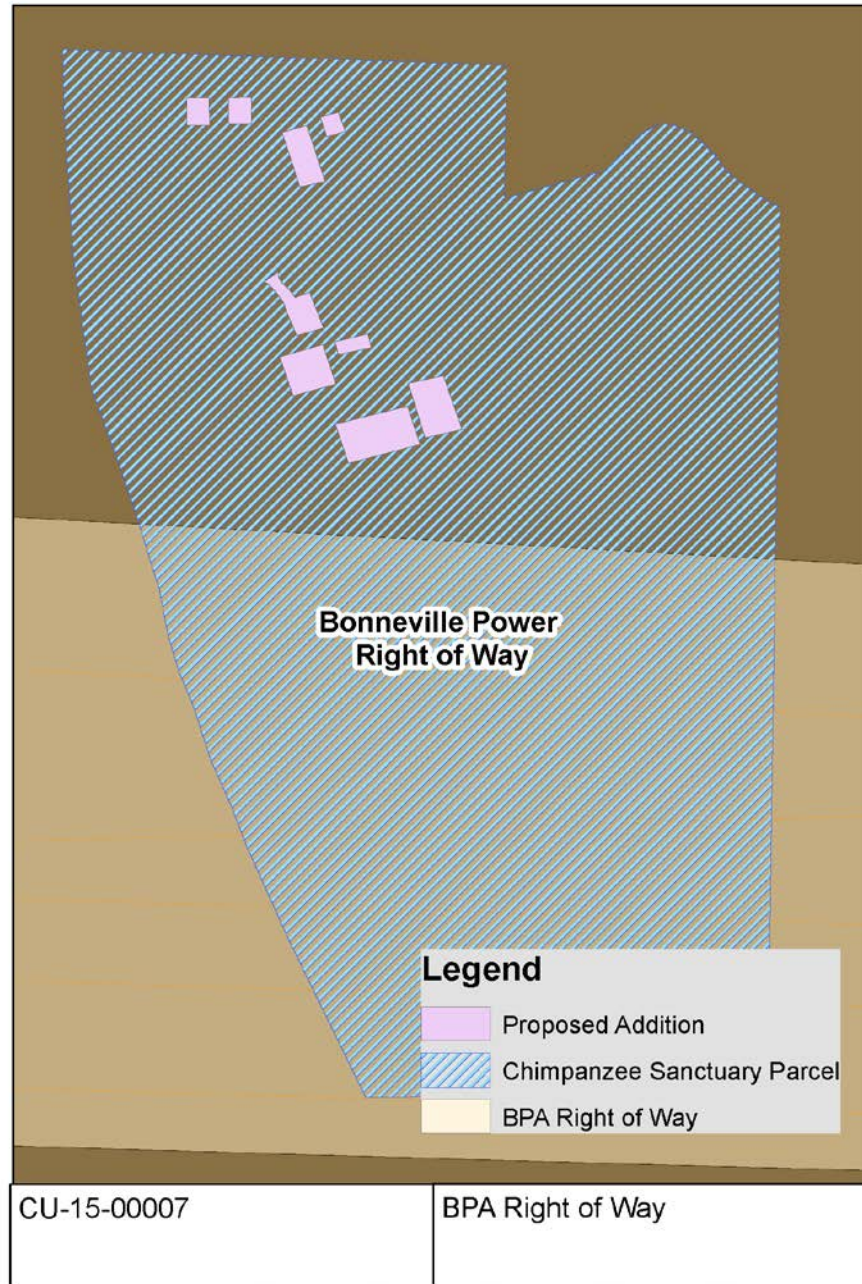
Appeal period ended August 23rd, 2016. No appeals were filed.

Washington State Department of Transportation:

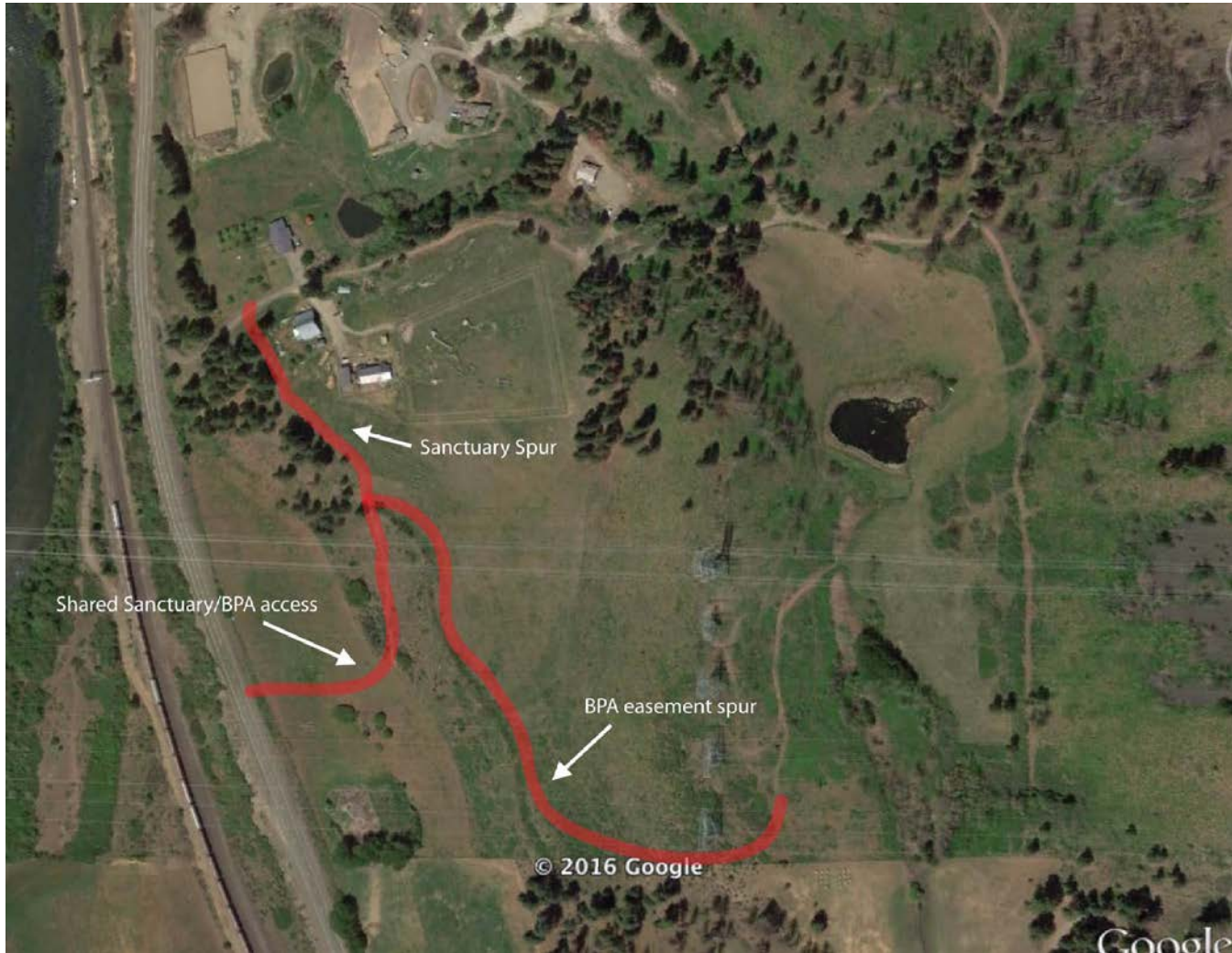
In order to meet visibility requirements, requires that the current access be removed in its entirety, and a new access connection built to the south. In addition, a new access permit must be obtained.

Access

The existing facility is already accessed via State Road 10.



Bonneville Power

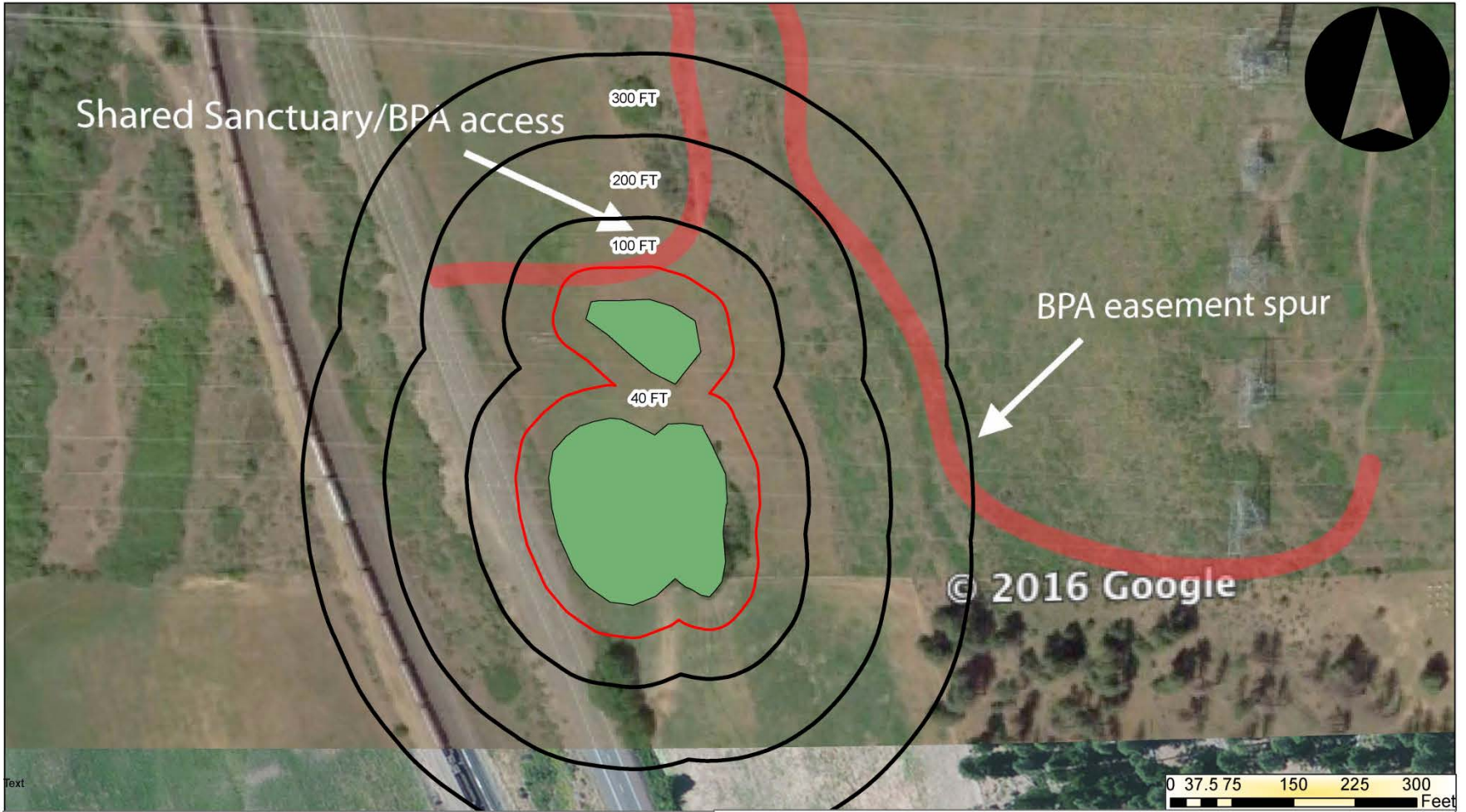


Ecology Comments

Wetland Reconnaissance required.

If wetlands found to be larger than on wetland inventory maps, wetlands must be delineated and mitigated.

NPDES Construction Stormwater General Permit from the Washington Department of Ecology.



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Southwest of Property
Wetland Buffers

Health Comments

Comments were received from Kittitas County Public Health and the Washington State Department of Health

Conditions as per both organizations:

Water System must be reclassified to Group A water system. Application must be made to the Department of Health.

Nitrate test must be performed.

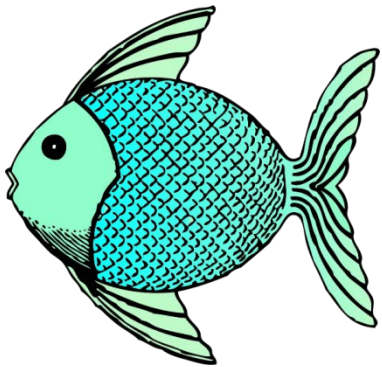
Capacity analysis from licensed Washington Engineer.

Kittitas County Public Works Comments

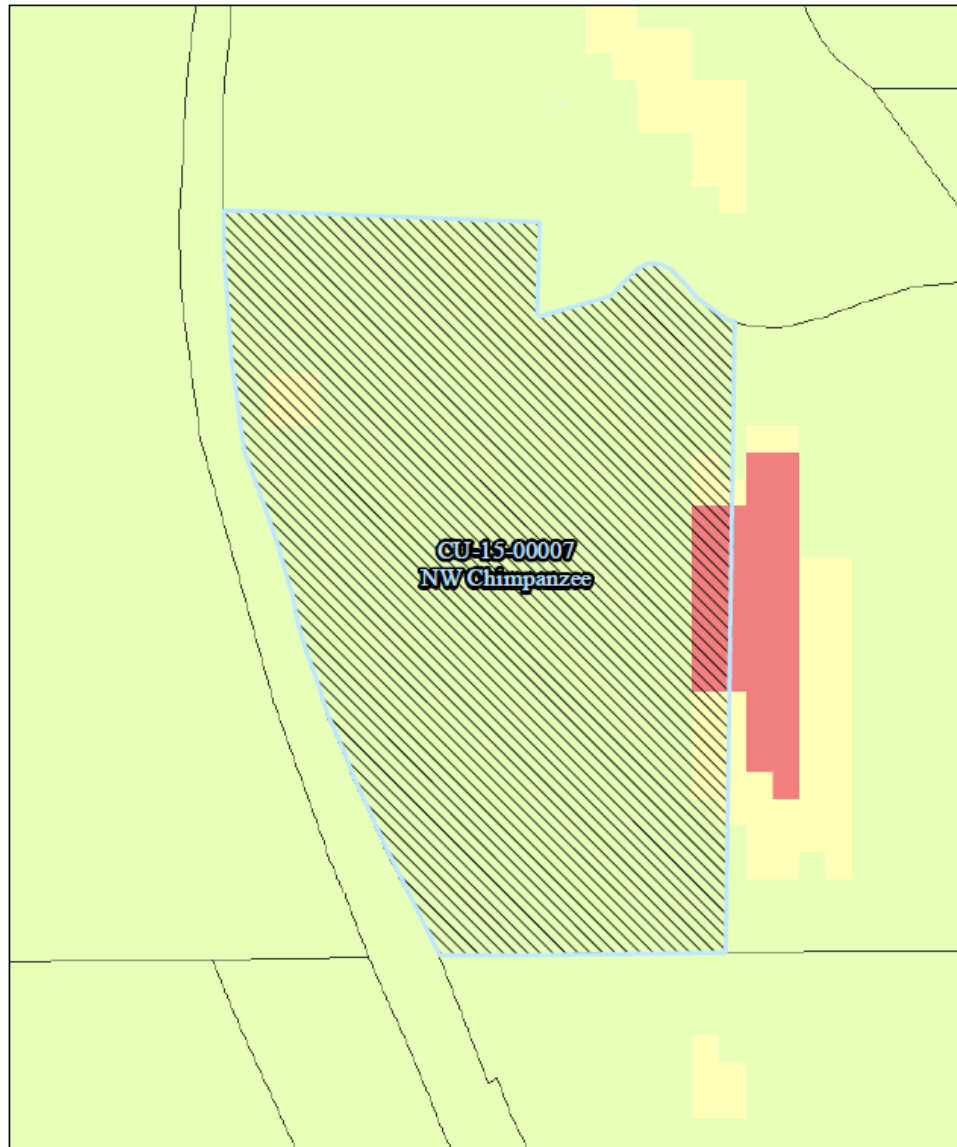
Transportation Concurrency Application is required.

A storm water plan prepared in accordance with the Eastern Washington Storm Water Management Manual by licensed Washington Engineer.

Notice was also sent to the Washington Department of Fish and Wildlife, the Department of Archaeology and Historical Preservation, and other agencies. The Washington Department of Ecology responded with late comments. The Department of Fish and Wildlife responded with no specific comments. No comments were received from other agencies.

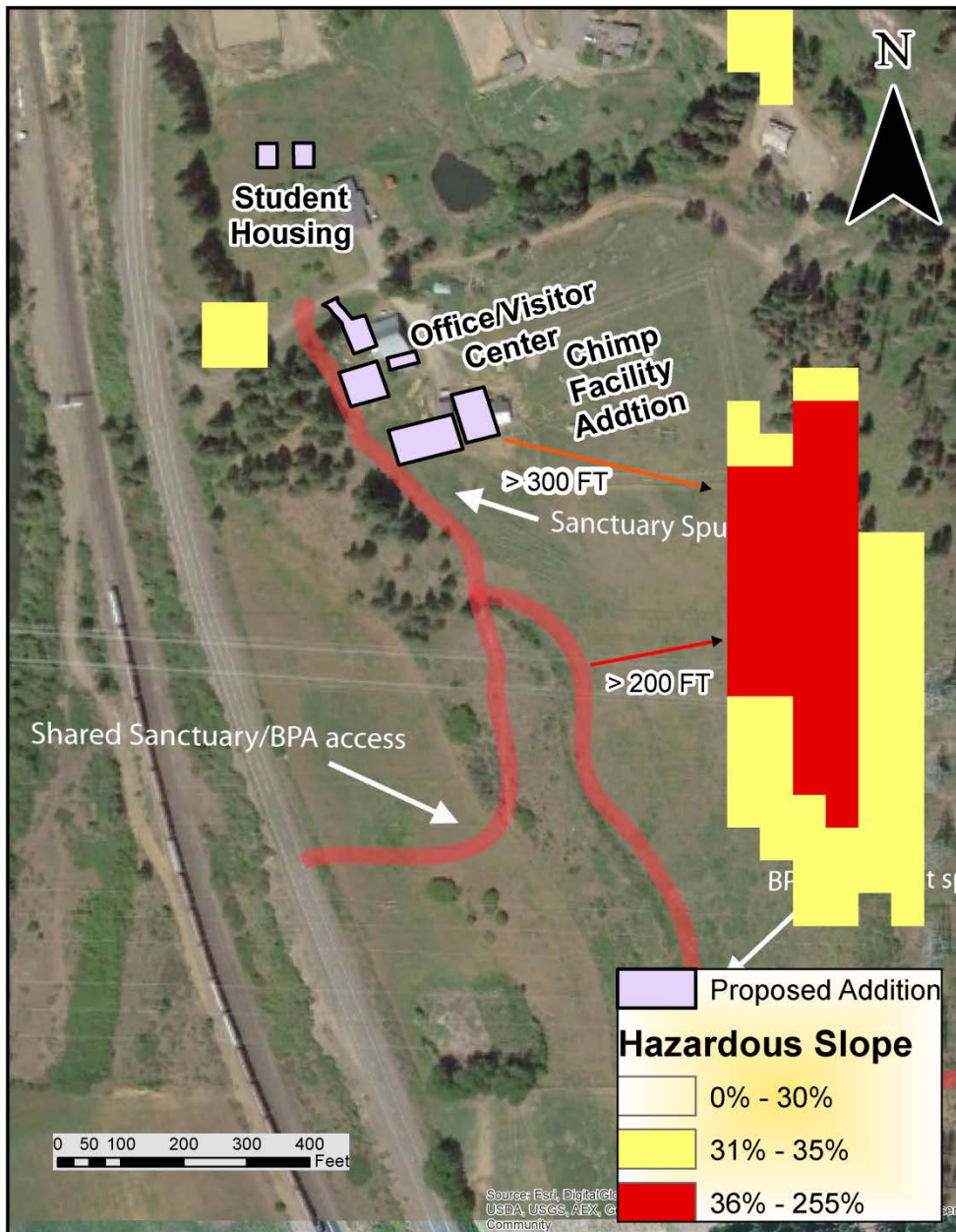


Critical Areas Analysis



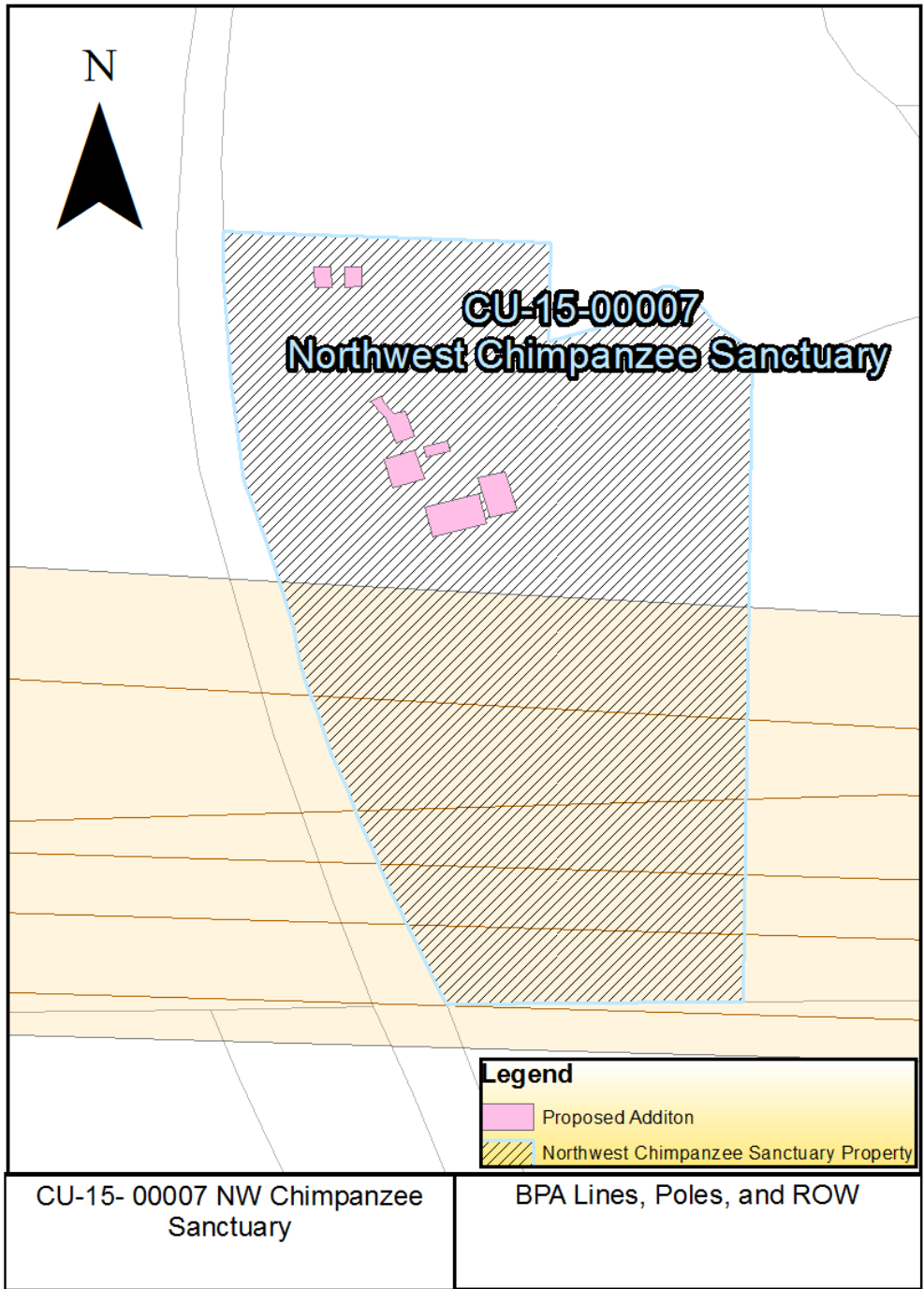
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Critical Areas
Hazardous Slope



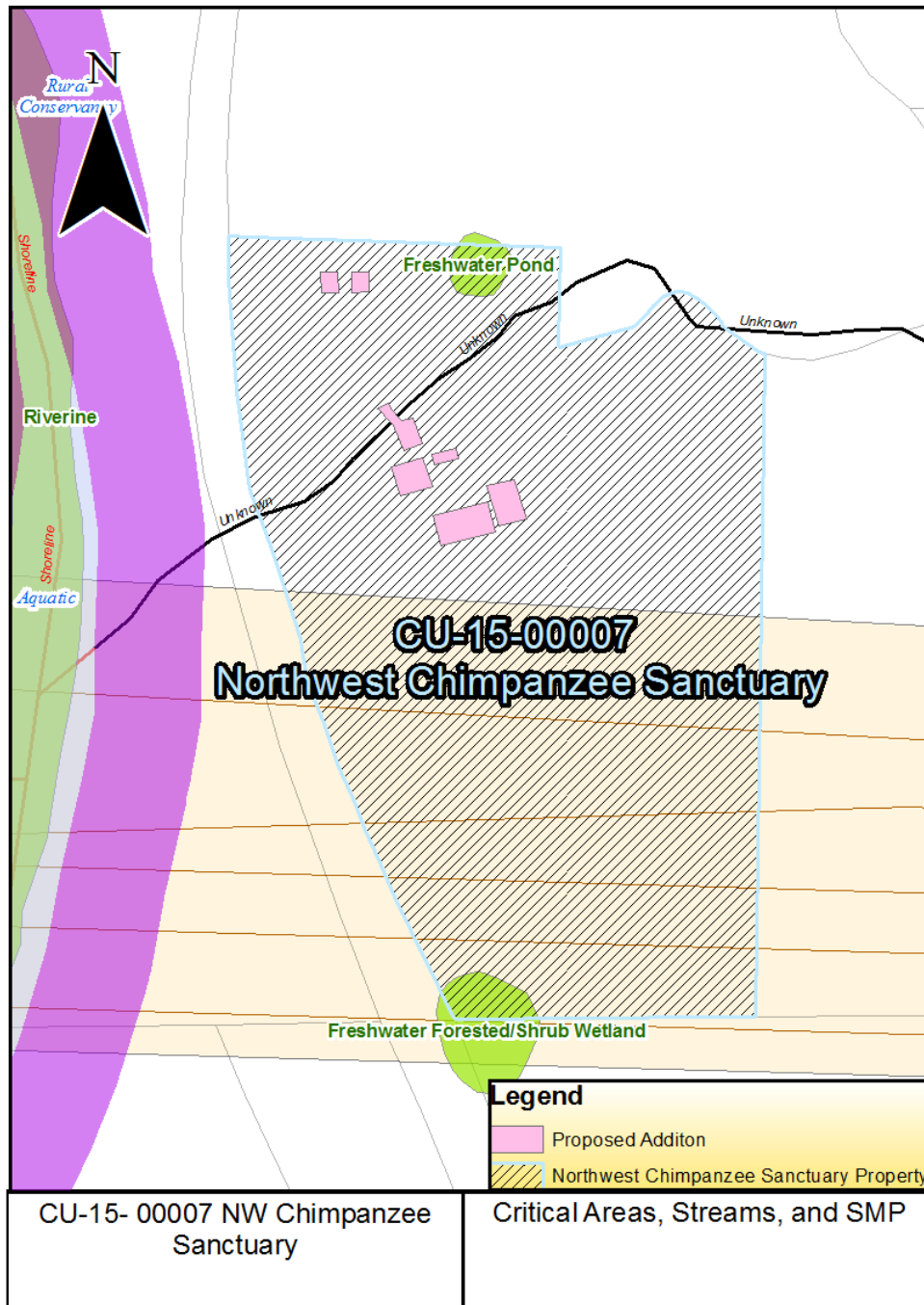
CU-15-00007 Chimpanzee Sanctuary

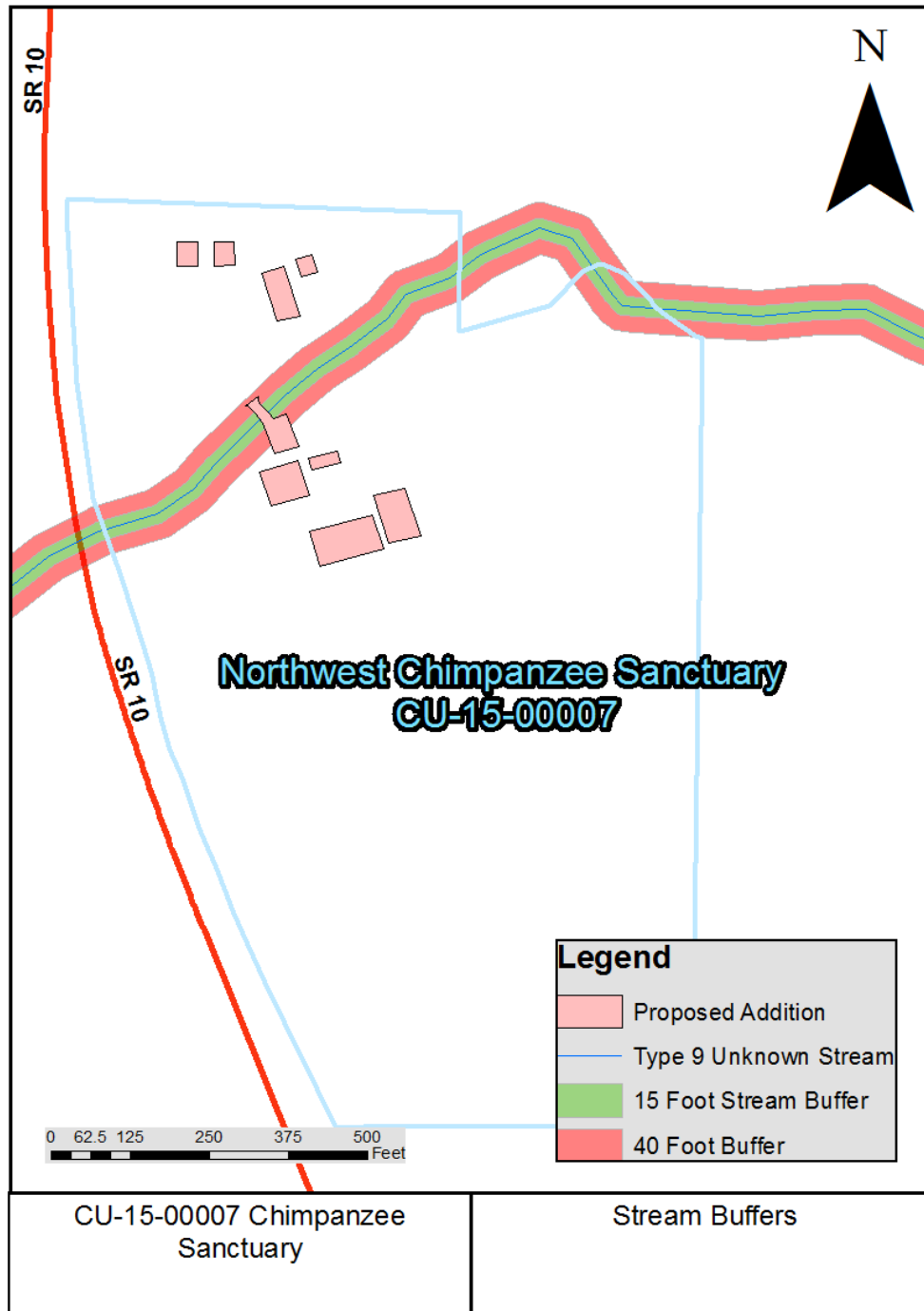
Hazardous Slopes Distances To Proposed Structures



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Sanctuary

BPA Lines, Poles, and ROW





Critical Areas Analysis

Critical Areas Analysis found a Type 9 stream, Bonneville Power Authority easements, and hazardous slopes within the property.

No proposed additions will fall within required hazardous slope buffers. The proposed addition of the parking lot falls within 15 foot Type 9 buffer. Wetland reconnaissance should verify existence, location, type, and extent of stream. Ecology can review during wetland reconnaissance.

Project Analysis

Consistent with:

- Comprehensive Plan
- KCC 12 Roads and Bridges, as conditioned
- KCC 13 Water and Sewers as conditioned
- KCC 14 Buildings and Construction as conditioned
- KCC 17.56 Forest and Range Zone
- KCC17.60A Conditional Uses
- KCC 17A Critical Areas as conditioned
- KCC 20 Fire and Life Safety, as conditioned

Staff recommends approval of the Northwest Chimpanzee Sanctuary Conditional Use permit as conditioned.